

# FOR SALE



RogerHannah



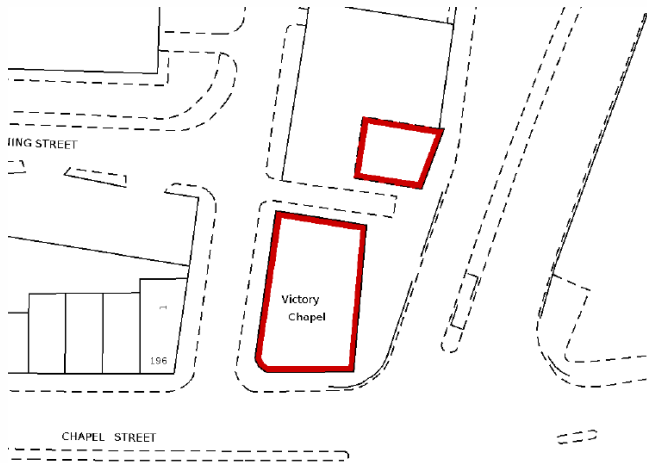
**Former Salford Cinema, Chapel Street, Manchester, M27 4TT**

**Prominent Church Premises –  
suitable for various uses**

**4,919 sq ft (457 sq m)**

- City Centre Location
- Prominent frontage to both Chapel Street & Trinity Way
- Ground Floor Auditorium
- Freehold with vacant possession





## Location

Located in an excellent city centre position, close to both the New Bailey, Blackfriars and Greengate areas of Salford and Castlefield and Spinningfields areas of Manchester.

Prominent position at the junction of Chapel Street and Trinity Way. Excellent road and rail connections – approximately 100 metres to west of Salford Central station. Manchester Arndale, Manchester Victoria Station and three Metrolink stations within one mile distance.

## Description

A standalone Grade II Listed Former Presbyterian Church and subsequent cinema. The property was built in 1846 as a Presbyterian Church, with a new façade added in 1912 when reopened as a cinema. The building ceased to operate as a cinema in the 1960's and has most recently been in use as home to the New Harvest Christian Fellowship as a place of worship.

The property comprises ground floor auditorium, first floor nursery, second floor canteen along with attic space. There is a small area of hardstanding that provides parking spaces for two to three vehicles.

## Planning

The site is allocated by Salford City Council under Policy MX1 Mixed Use Area and Policy MX2 Chapel Street Frontage.

We do not consider either of these allocations would impact on change of use for the property.

May suit a variety of uses STP.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and International Property Measurement Standards (IPMS) and is arranged as follows:

Ground Floor	294 sqm / 3,164 sq ft
First Floor	16 sqm / 172 sq ft
Second Floor	90 sqm / 967 sq ft
Attic Rooms	30 sqm / 323 sq ft
Staircases	27 sqm / 291 sq ft
Total Gross Internal Area	457sqm / 4,919 sq ft

The site extends to 0.13 acres (0.05 hectares)

## Guide Price

£1.5million for unconditional sale.

Conditional offers will also be considered.

## VAT

If applicable it will be at the prevailing rate.

## EPC

Available on request

## Legal Costs

Each party are to be responsible for their own legal costs.

## Tenure

The property is held Freehold under Title No. GM930420.

## Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

[tommcDonald@roger-hannah.co.uk](mailto:tommcDonald@roger-hannah.co.uk) – 07738 125 824